TO: MRA Board of Commissioners

FROM: Ellen Buchanan, Director *EB*

DATE: March 20, 2026

SUBJECT: Director's Report

Downtown Safety, Accessibility, Mobility RAISE Grant – Downtown SAM

- The design team has completed the 60% design stage along with revised cost estimates and is now working on 90% construction documents. The project cost still exceeds the available funding but the gap has narrowed significantly. The Project Leadership Team will be meeting next week to make some decisions with respect to project scope, considering project elements that could be phased and completed with other funding sources and identifying any other potential funding that could be available now. The City has deadlines for signing the grant agreement that must be met in order to secure the construction funding so time is of the essence.
- The Working Group continues to meet with the next meeting scheduled for late March or early April. There will be an informational open house in mid-April to share the current design of the various elements of the project and modifications necessitated by the budget constraints.

Midtown Projects & Planning Efforts

- North MRL Triangle Redevelopment – The County has relocated the bathroom modules to the facility located on Mullan Road. Heritage Timber will complete deconstruction in the coming weeks. Staff is working with Camp Mak a Dream in their effort to identify a new location.
- Midtown Commons (formerly Southgate Crossing) – The City is working with Miramonte Companies to finalize the agreements necessary to close on the sale of the property and begin development. Miramonte's goal is to begin construction on the residential units behind Bob Wards in July. The Parks Department has taken the input from the park design workshop and has designed an amenity rich park that accommodates a surprisingly large number of the elements identified by the workshop participants. Annette and the City Attorney have been working diligently with the owners of Southgate Mall to modify some of the covenants on the property located adjacent to this development and Mary Avenue which the Board has approved funding to purchase. The plan is to have a simultaneous closing where the City will purchase the property and immediately convey it to Miramonte.

North Reserve/Scott Street URD

- Ravara – Marketing of first phase of market rate townhomes continues. Construction of the first phase of condominiums is nearing completion. The majority of these

homes are part of the workforce housing and, as such, income qualified. Screening of potential purchasers is ongoing and the homes should be available for purchase in April.

- Roseburg Forest Products Property – The first phase of the Roseburg property annexation was approved by City Council in early January and the ordinance was recorded within the past week, making the annexation official. Michael continues to work on the boundary amendment to bring the newly annexed area into the North Reserve/Scott Street URD and, with the recording of the annexation ordinance, property is now part of the City. The Resolution of Intention for amendment of the boundary can now proceed to the City Council for action and we will move forward with the boundary amendment.

Miscellaneous Projects

- MRA Bylaws Amendment – City Council action on approval of the amendments was delayed for several months due to the time required for adoption of the new Unified Development Code. The amended Bylaws were adopted by the City Council in February with the following amendments to the MRA Board's recommended changes:
    - In Article IV Section A, the ex-officio City Council member will be selected by the Council President rather than the Mayor.
    - In Article VII Section A.3, "All meetings of the Board shall be open to the public unless authorized by law" was modified by adding "by statute or law".

As always, if you have questions or want information on any other projects not covered here, please contact me at buchanane@ci.missoula.mt.us or (406) 552-6156.